

Put in this information to identify your case:

United States Bankruptcy Court for the:

SOUTHERN DISTRICT OF NEW YORK

Case number (if known)

Chapter 11

Check if this an
amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/19

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name 60 91st Street Corp.

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 13-3786454

4. Debtor's address Principal place of business

60 West 91st Street
New York, NY 10024
Number, Street, City, State & ZIP Code

Mailing address, if different from principal place of business

P.O. Box, Number, Street, City, State & ZIP Code

New York
County

Location of principal assets, if different from principal place of business

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor

- Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
- Partnership (excluding LLP)
- Other. Specify: _____

03 E d w- 833 638
100-10000000000
100-10000000000
100-10000000000

Debtor

60 91st Street Corp.

Name

7. Describe debtor's business**A. Check one:**

Health Care Business (as defined in 11 U.S.C. § 101(27A))
 Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
 Railroad (as defined in 11 U.S.C. § 101(44))
 Stockbroker (as defined in 11 U.S.C. § 101(53A))
 Commodity Broker (as defined in 11 U.S.C. § 101(6))
 Clearing Bank (as defined in 11 U.S.C. § 781(3))
 None of the above

B. Check all that apply

Tax-exempt entity (as described in 26 U.S.C. §501)
 Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
 Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?**Check one:**

Chapter 7
 Chapter 9
 Chapter 11. **Check all that apply:**

Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625 (amount subject to adjustment on 4/01/22 and every 3 years after that).
 The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
 A plan is being filed with this petition.
 Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
 The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
 The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.
 Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years? No. Yes.

If more than 2 cases, attach a separate list.

District	When	Case number
District	When	Case number

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor? No Yes.

List all cases. If more than 1, attach a separate list.

Debtor	Relationship
District	Case number, if known

Debtor

60 91st Street Corp.

Name

11. Why is the case filed in this district?*Check all that apply:*

Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention? No Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention? (Check all that apply.)**

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

It needs to be physically secured or protected from the weather.

It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

 Other _____**Where is the property?**

Number, Street, City, State & ZIP Code

Is the property insured? No Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information**13. Debtor's estimation of available funds***Check one:*

Funds will be available for distribution to unsecured creditors.

After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

1-49
 50-99
 100-199
 200-999

1,000-5,000
 5,001-10,000
 10,001-25,000

25,001-50,000
 50,001-100,000
 More than 100,000

15. Estimated Assets

\$0 - \$50,000
 \$50,001 - \$100,000
 \$100,001 - \$500,000
 \$500,001 - \$1 million

\$1,000,001 - \$10 million
 \$10,000,001 - \$50 million
 \$50,000,001 - \$100 million
 \$100,000,001 - \$500 million

\$500,000,001 - \$1 billion
 \$1,000,000,001 - \$10 billion
 \$10,000,000,001 - \$50 billion
 More than \$50 billion

16. Estimated liabilities

\$0 - \$50,000
 \$50,001 - \$100,000
 \$100,001 - \$500,000
 \$500,001 - \$1 million

\$1,000,001 - \$10 million
 \$10,000,001 - \$50 million
 \$50,000,001 - \$100 million
 \$100,000,001 - \$500 million

\$500,000,001 - \$1 billion
 \$1,000,000,001 - \$10 billion
 \$10,000,000,001 - \$50 billion
 More than \$50 billion

Debtor

60 91st Street Corp.

Name

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 1, 2020

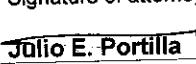
MM / DD / YYYY



Signature of authorized representative of debtor

Kim Mortimer

Printed name

Title President**18. Signature of attorney**

Signature of attorney for debtor

Date February 1, 2020

MM / DD / YYYY

Julio E. Portilla

Printed name

Law Office of Julio E. Portilla, P.C.

Firm name

555 Fifth Avenue17th FloorNew York, NY 10017

Number, Street, City, State & ZIP Code

Contact phone (212) 365-0292Email address jp@julioportillalaw.com2498093 NY

Bar number and State

Fill in this information to identify the case.

Debtor name **60 91st Street Corp.**United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF NEW YORK**

Case number (if known) _____

 Check if this is an amended filing

Official Form 206Sum Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1. Summary of Assets**1. Schedule A/B: Assets-Real and Personal Property (Official Form 206A/B)**

1a. Real property: Copy line 88 from <i>Schedule A/B</i>	\$ 8,900,000
1b. Total personal property: Copy line 91A from <i>Schedule A/B</i>	\$ 19,875.00
1c. Total of all property: Copy line 92 from <i>Schedule A/B</i>	\$ 8,919,875

Part 2. Summary of Liabilities**2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)**Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*.....**\$ 2,691,415.40****3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)****3a. Total claim amounts of priority unsecured claims:**Copy the total claims from Part 1 from line 5a of *Schedule E/F*.....**\$ 0.00****3b. Total amount of claims of nonpriority amount of unsecured claims:**Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*.....**+\$ 11,000.00****4. Total liabilities**

Lines 2 + 3a + 3b

\$ 2,702,415.40

Fill in this information to identify the case.

Debtor name **60 91st Street Corp.**United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF NEW YORK**

Case number (if known) _____

 Check if this is an amended filing**Official Form 206D****Schedule D: Creditors Who Have Claims Secured by Property**

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

 No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form. Yes. Fill in all of the information below.**Part 1: List Creditors Who Have Secured Claims**

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

2.1 **2386 Hempstead, Inc., c/o**

Creditor's Name

**Wolinsky Law Group, PC
160-02 Remington Blvd
Ronkonkoma, NY 11779**

Creditor's mailing address

Describe debtor's property that is subject to a lien
**60 West 91st Street, New York, NY 10024
(Block 1204, Lot 54)**

Describe the lien

Is the creditor an insider or related party?

No
 Yes

Is anyone else liable on this claim?

No
 Yes. Fill out Schedule H: Codebtors (Official Form 206H)

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

No
 Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

Check all that apply
 Contingent
 Unliquidated
 Disputed

Column A**Amount of claim**

Do not deduct the value of collateral

\$2,691,415.40**Column B****Value of collateral that supports this claim****8,900,000**

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$2,691,415.40**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

Fill in this information to identify the case

Debtor name 60 91st Street Corp.
United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK

Case number (if known):
 Check if this is an
 amended filing
Official Form 204**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debt, bank loan, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim	Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Approved Oil 6717 4th Avenue Brooklyn, NY 11220			Disputed				\$1,000.00
Consolidated Edison Company of New York 4 Irving Place New York, NY 10003			Disputed				\$10,000.00
Internal Revenue Service PO Box 7346 Philadelphia, PA 19114							\$0.00
New York City Department of Housing and Dev. 100 Church Street New York, NY 10007							\$0.00
New York City Water Board 59-17 Junction Boulevard Elmhurst, NY 11373							\$0.00
New York State Department of Taxation and Finance Po Box 5149 Albany, NY 12205							

Debtor **60 91st Street Corp.**
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
NYC Department of Finance 59 Maiden Lane New York, NY 10038						\$0.00
NYC Environmental Control Board 100 Church Street, 4th Fl New York, NY 10007						\$0.00
NYC Fire Department Po Box 25108 Brooklyn, NY 11202						\$0.00

Fill in this information to identify the case:

Debtor name 60 91st Street Corp.United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK

Case number (if known) _____

 Check if this is an amended filing**Official Form 206A/B****Schedule A/B: Assets - Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

 No. Go to Part 2. Yes Fill in the information below.**All cash or cash equivalents owned or controlled by the debtor****Current value of debtor's interest**3. **Checking, savings, money market, or financial brokerage accounts (Identify all)**
Name of institution (bank or brokerage firm) Type of account

Last 4 digits of account number

3.1. TD Bank Checking 2689 \$3,000.004. **Other cash equivalents (Identify all)**\$3,000.005. **Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

Part 2: Deposits and Prepayments

6. Does the debtor have any deposits or prepayments?

 No. Go to Part 3. Yes Fill in the information below.**Part 3: Accounts receivable**

10. Does the debtor have any accounts receivable?

 No. Go to Part 4. Yes Fill in the information below.11. **Accounts receivable**

11a. 90 days old or less:

4,875.000.00 =\$4,875.00

face amount

doubtful or uncollectible accounts

Debtor **60 91st Street Corp.**
Name

Case number (if known)

\$4,875.00

12. Total of Part 3.

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

Part 4: Investments

13. Does the debtor own any investments?

No. Go to Part 5.

Yes Fill in the information below.

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

No. Go to Part 6.

Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

No. Go to Part 7.

Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

No. Go to Part 8.

Yes Fill in the information below.

General description

**Net book value of
debtor's interest
(Where available)**

**Valuation method used
for current value**

**Current value of
debtor's interest**

39. Office furniture

40. Office fixtures

**41. Office equipment, including all computer equipment and communication systems equipment and software
(2) Desks; (1) copier; (1) printer; (6) phones; (5) computers and various office supplies**

\$0.00

\$2,000.00

42. Collectibles Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles

\$2,000.00

43. Total of Part 7.

Add lines 39 through 42. Copy the total to line 86.

44. Is a depreciation schedule available for any of the property listed in Part 7?

No
 Yes

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?

No
 Yes

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

Debtor 60 91st Street Corp.
Name

Case number (if known) _____

No. Go to Part 9.

Yes Fill in the information below.

	General description Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
47.	Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles			
48.	Watercraft, trailers, motors, and related accessories Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels			
49.	Aircraft and accessories			
50.	Other machinery, fixtures, and equipment (excluding farm machinery and equipment) (1) Boiler; (2) fuel tanks	\$0.00		\$10,000.00

51. **Total of Part 8.**

Add lines 47 through 50. Copy the total to line 87.

\$10,000.00

52. Is a depreciation schedule available for any of the property listed in Part 8?

No
 Yes

53. Has any of the property listed in Part 8 been appraised by a professional within the last year?

No
 Yes

Part 9: Real property

54. Does the debtor own or lease any real property?

No. Go to Part 10.

Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

	Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available)	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1.	60 West 91st Street, New York, NY 10024 (Block 1204, Lot 54)	Fee simple	Unknown	N/A	8,900,000

56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
Copy the total to line 88.

\$0.00

57. Is a depreciation schedule available for any of the property listed in Part 9?

No
 Yes

Debtor 60 91st Street Corp.
Name

Case number (if known) _____

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

No
 Yes

Part 10: Intangibles and intellectual property

59. Does the debtor have any interests in intangibles or intellectual property?

No. Go to Part 11.
 Yes Fill in the information below.

Part 11: All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?
Include all interests in executory contracts and unexpired leases not previously reported on this form.

No. Go to Part 12.
 Yes Fill in the information below.

Debtor 60 91st Street Corp.
Name

Case number (if known)

Summary

In Part 12 copy all of the totals from the earlier parts of the form

80. Cash, cash equivalents, and financial assets. \$3,000.00
Copy line 5, Part 1

81. Deposits and prepayments. *Copy line 9, Part 2.* \$0.00

82. Accounts receivable. *Copy line 12, Part 3.* \$4,875.00

83. Investments. *Copy line 17, Part 4.* \$0.00

84. Inventory. *Copy line 23, Part 5.* \$0.00

85. Farming and fishing-related assets. *Copy line 33, Part 6.* \$0.00

86. Office furniture, fixtures, and equipment; and collectibles.
Copy line 43, Part 7. \$2,000.00

87. Machinery, equipment, and vehicles. *Copy line 51, Part 8.* \$10,000.00

88. Real property. *Copy line 56, Part 9.* > 8,900,000

89. Intangibles and intellectual property. *Copy line 66, Part 10.* \$0.00

90. All other assets. *Copy line 78, Part 11.* + \$0.00

91. Total. Add lines 80 through 90 for each column \$19,875.00 + 91b.

92. Total of all property on Schedule A/B. Add lines 91a+91b=92 8,919,875

Fill in this information to identify the case:

Debtor name **60 91st Street Corp.**United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF NEW YORK**

Case number (if known) _____

 Check if this is an amended filing**Official Form 206E/F****Schedule E/F: Creditors Who Have Unsecured Claims**

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on Schedule A/B: Assets - Real and Personal Property (Official Form 206A/B) and on Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

 No. Go to Part 2. Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

	Total claim	Priority amount
2.1	Unknown	\$0.00
Priority creditor's name and mailing address Internal Revenue Service PO Box 7346 Philadelphia, PA 19114	As of the petition filing date, the claim is: <i>Check all that apply.</i>	
	<input type="checkbox"/> Contingent	
	<input type="checkbox"/> Unliquidated	
	<input type="checkbox"/> Disputed	
Date or dates debt was incurred	Basis for the claim:	
Last 4 digits of account number	Is the claim subject to offset?	
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	<input checked="" type="checkbox"/> No	
	<input type="checkbox"/> Yes	
2.2	Unknown	\$0.00
Priority creditor's name and mailing address New York City Department of Housing and Dev. 100 Church Street New York, NY 10007	As of the petition filing date, the claim is: <i>Check all that apply.</i>	
	<input type="checkbox"/> Contingent	
	<input type="checkbox"/> Unliquidated	
	<input type="checkbox"/> Disputed	
Date or dates debt was incurred	Basis for the claim:	
Last 4 digits of account number	Is the claim subject to offset?	
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	<input checked="" type="checkbox"/> No	
	<input type="checkbox"/> Yes	

Debtor	60 91st Street Corp. Name	Case number (if known)
2.3	Priority creditor's name and mailing address New York State Department of Taxation and Finance Po Box 5149 Albany, NY 12205	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed
	Date or dates debt was incurred	Basis for the claim:
	Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
2.4	Priority creditor's name and mailing address NYC Department of Finance 59 Maiden Lane New York, NY 10038	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed
	Date or dates debt was incurred	Basis for the claim:
	Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
2.5	Priority creditor's name and mailing address NYC Environmental Control Board 100 Church Street, 4th Fl New York, NY 10007	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed
	Date or dates debt was incurred	Basis for the claim:
	Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
2.6	Priority creditor's name and mailing address NYC Fire Department Po Box 25108 Brooklyn, NY 11202	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed
	Date or dates debt was incurred	Basis for the claim:
	Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

Amount of claim

Debtor **60 91st Street Corp.**

Case number (if known) _____

Name _____

<p>3.1 Nonpriority creditor's name and mailing address Approved Oil 6717 4th Avenue Brooklyn, NY 11220</p> <p>Date(s) debt was incurred _____</p> <p>Last 4 digits of account number _____</p>	<p>As of the petition filing date, the claim is: Check all that apply. \$1,000.00</p> <p><input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed</p> <p>Basis for the claim: _____</p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>
<p>3.2 Nonpriority creditor's name and mailing address Consolidated Edison Company of New York 4 Irving Place New York, NY 10003</p> <p>Date(s) debt was incurred _____</p> <p>Last 4 digits of account number _____</p>	<p>As of the petition filing date, the claim is: Check all that apply. \$10,000.00</p> <p><input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed</p> <p>Basis for the claim: _____</p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>
<p>3.3 Nonpriority creditor's name and mailing address New York City Water Board 59-17 Junction Boulevard Elmhurst, NY 11373</p> <p>Date(s) debt was incurred _____</p> <p>Last 4 digits of account number _____</p>	<p>As of the petition filing date, the claim is: Check all that apply. Unknown</p> <p><input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed</p> <p>Basis for the claim: _____</p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address _____

On which line in Part 1 or Part 2 is the related creditor (if any) listed? _____

Last 4 digits of account number, if any. _____

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2

Lines 5a + 5b = 5c.

Total of claim amounts		
5a.	\$	0.00
5b.	+	\$ 11,000.00
5c.	\$	11,000.00

Fill in this information to identify the case:

Debtor name 60 91st Street Corp.United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK

Case number (if known) _____

 Check if this is an amended filing**Official Form 206G****Schedule G: Executory Contracts and Unexpired Leases**

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

 No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form. Yes. Fill in all of the information below even if the contacts of leases are listed on Schedule A/B: Assets - Real and Personal Property (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract _____

2.2 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract _____

2.3 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract _____

2.4 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract _____

Fill in this information to identify the case:

Debtor name **60 91st Street Corp.**United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF NEW YORK**

Case number (if known) _____

 Check if this is an amended filing

Official Form 206H

Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
 Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

	Name	Mailing Address	Name	Check all schedules that apply
2.1	_____	Street _____	_____	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
		City _____ State _____ Zip Code _____		
2.2	_____	Street _____	_____	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
		City _____ State _____ Zip Code _____		
2.3	_____	Street _____	_____	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
		City _____ State _____ Zip Code _____		
2.4	_____	Street _____	_____	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
		City _____ State _____ Zip Code _____		

Fill in this information to identify the case:

Debtor name 60 91st Street Corp.

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK

Case number (if known) _____

Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets-Real and Personal Property (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G)
- Schedule H: Codebtors (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals (Official Form 206Sum)
- Amended Schedule
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)
- Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 1, 2020

X

Signature of individual signing on behalf of debtor

Kim Mortimer
Printed name

President
Position or relationship to debtor

Fill in this information to identify the case:	
Debtor name 60 91st Street Corp.	
United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK	
Case number (if known) _____	
<input type="checkbox"/> Check if this is an amended filing	

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/19

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income

1. Gross revenue from business

None.

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

Sources of revenue
Check all that apply

Gross revenue
(before deductions and exclusions)

From the beginning of the fiscal year to filing date:
From 1/01/2020 to Filing Date

Operating a business
 Other

\$4,000.00

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

None.

Description of sources of revenue

Gross revenue from each source
(before deductions and exclusions)

Part 2: List Certain Transfers Made Before Filing for Bankruptcy

3. Certain payments or transfers to creditors within 90 days before filing this case

List payments or transfers--including expense reimbursements--to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

None.

Creditor's Name and Address

Dates

Total amount of value

Reasons for payment or transfer
Check all that apply

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

None.

Insider's name and address

Dates

Total amount of value

Reasons for payment or transfer

Relationship to debtor

5. Repossessions, foreclosures, and returns

Debtor **60 91st Street Corp.**

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

 None

Creditor's name and address	Describe of the Property	Date	Value of property
-----------------------------	--------------------------	------	-------------------

6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

 None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
-----------------------------	---	-----------------------	--------

Part 3: Legal Actions or Assignments**7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

 None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1. 2386 Hempstead, Inc. v. 60-91st Street Corp, 850274/2017		Supreme Court New York County	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

 None**Part 4: Certain Gifts and Charitable Contributions****9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000** None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
------------------------------	---	-------------	-------

Part 5: Certain Losses**10. All losses from fire, theft, or other casualty within 1 year before filing this case.** None

Description of the property lost and how the loss occurred	Amount of payments received for the loss	Dates of loss	Value of property lost
	If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received.		

List unpaid claims on Official Form 106A/B (Schedule A/B: Assets - Real and Personal Property).

Part 6: Certain Payments or Transfers**11. Payments related to bankruptcy**

Debtor **60 91st Street Corp.**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

None.

Who was paid or who received the transfer?	If not money, describe any property transferred	Dates	Total amount or value
Address 11.1. Law Office of Julio E. Portilla, P.C. 555 Fifth Avenue 17th Floor New York, NY 10017	Attorney Fees	12/2019	\$7,500.00

Email or website address
jp@julioportillalaw.com

Who made the payment, if not debtor?

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value

13. Transfers not already listed on this statement

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

None.

Who received transfer?	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
Address			

Part 7: Previous Locations

14. Previous addresses

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

Does not apply

Address	Dates of occupancy From-To

Part 8: Health Care Bankruptcies

15. Health Care bankruptcies

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

No. Go to Part 9.

Yes. Fill in the information below.

Debtor

60 91st Street Corp.

Facility name and address**Nature of the business operation, including type of services the debtor provides****If debtor provides meals and housing, number of patients in debtor's care****Part 9: Personally Identifiable Information****16. Does the debtor collect and retain personally identifiable information of customers?**

No.
 Yes. State the nature of the information collected and retained.

17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?

No. Go to Part 10.
 Yes. Does the debtor serve as plan administrator?

Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units**18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?
 Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

None

Financial institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
---	--	--------------------------------------	---	--

19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

None

Depository institution name and address	Names of anyone with access to it	Description of the contents	Do you still have it?
--	--	------------------------------------	------------------------------

20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

None

Facility name and address	Names of anyone with access to it	Description of the contents	Do you still have it?
----------------------------------	--	------------------------------------	------------------------------

Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own**21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

None

Part 12: Details About Environment Information

For the purpose of Part 12, the following definitions apply:

Environmental law means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

Debtor 60 91st Street Corp.

Site means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

Hazardous material means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.

- No.
- Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
---------------------------	----------------------------------	--------------------	----------------

23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

- No.
- Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
-----------------------	------------------------------------	-----------------------------	----------------

24. Has the debtor notified any governmental unit of any release of hazardous material?

- No.
- Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
-----------------------	------------------------------------	-----------------------------	----------------

Part 13: Details About the Debtor's Business or Connections to Any Business

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

- None

Business name and address	Describe the nature of the business	Employer identification number Do not include Social Security number or ITIN	Dates business existed
---------------------------	-------------------------------------	---	------------------------

26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

- None

Name and address	Date of service From-To
------------------	----------------------------

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

- None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

- None

Name and address	If any books of account and records are unavailable, explain why
------------------	--

Debtor **60 91st Street Corp.**

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

None

Name and address**27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

No
 Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory	Date of inventory	The dollar amount and basis (cost, market, or other basis) of each inventory
---	-------------------	--

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
Kim Mortimer	60 West 91st Street New York, NY 10024	President	100

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

No
 Yes. Identify below.

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

No
 Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
-------------------------------	--	-------	--------------------------------

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

No
 Yes. Identify below.

Name of the parent corporation	Employer identification number of the parent corporation
--------------------------------	--

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

No
 Yes. Identify below.

Name of the pension fund	Employer identification number of the parent corporation
--------------------------	--

Part 14: Signature and Declaration

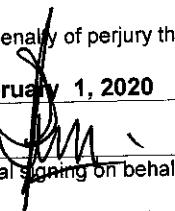
WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both.
 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true
 Official Form 207 Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy page 6

Debtor 60 91st Street Corp.

and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 1, 2020
Kim Mortimer

Printed name

Signature of individual signing on behalf of the debtor

Position or relationship to debtor PresidentAre additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

No
 Yes

United States Bankruptcy Court
Southern District of New York

In re **60 91st Street Corp.**

Debtor(s)

Case No.
Chapter

11

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
--	----------------	----------------------	------------------

-NONE-

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the **President** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date **February 1, 2020**

Signature

Kim Mortimer

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.*

United States Bankruptcy Court
Southern District of New York

In re 60 91st Street Corp.

Debtor(s)

Case No.

Chapter

11

VERIFICATION OF CREDITOR MATRIX

I, the President of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: February 1, 2020


Kim Mortimer/President
Signer>Title

United States Bankruptcy Court
Southern District of New York

In re 60 91st Street Corp.

Debtor(s)

Case No.
Chapter

11

CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for 60 91st Street Corp. in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

None [Check if applicable]

Dated: 2.3.2020

By: _____



Signature of debtor

February 1, 2020

Date

Julio E. Portilla

Signature of Attorney or Litigant
Counsel for 60 91st Street Corp.
Law Office of Julio E. Portilla, P.C.
555 Fifth Avenue
17th Floor
New York, NY 10017
(212) 365-0202 Fax: (212) 365-4417
jp@julioportillalaw.com

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

In re:

60 91ST STREET CORP.

Chapter 11

Case No.:

Debtor(s)

**DECLARATION OF KIM MORTIMER PURSUANT
TO RULE 1007-2 OF THE LOCAL BANKRUPTCY RULES
FOR THE SOUTHERN DISTRICT OF NEW YORK**

Pursuant to 28 U.S.C. § 1746, I, **KIM MORTIMER**, hereby declares as follows under the penalty of perjury:

1. I am the President of 60 91st Street Corp. (the “Debtor”), a domestic corporation duly organized under the laws of the State of New York. In this role, I have become familiar with the Debtor’s day-to-day operations, businesses, financial affairs and books and records.

2. The Debtor filed a voluntary petition under chapter 11 of title 11 of the United States Code (the “**Bankruptcy Code**”) on February 3, 2020 (the “**Petition Date**”). There is no other or prior bankruptcy case filed by or against the Debtor. There has not been a committee of unsecured creditors organized prior to the order for relief in the Debtor’s Chapter 11 case.

3. This Declaration is submitted pursuant to rule 1007-2 of the Local Bankruptcy Rules for the Southern District of New York (the “**Local Rules**”), and I am authorized to submit it on behalf of the Debtor.

4. A copy of the Debtor’s Corporate Resolution authorizing the Chapter 11 was filed with the Debtor’s voluntary Chapter 11 petition. Unless otherwise indicated, all financial information contained herein is presented on an estimated and unaudited basis.

5. The Debtor is a domestic corporation organized under the Laws of the State of New York. The purpose for which the Debtor was, and continues to be, formed was for

Real Estate purposes only. The activities of the Debtor include residential leasing and servicing nine (9) apartments.

6. The Debtor owns the building (the "Building") and premises situated at 60 West 91st St, New York, NY 10024.

7. The Debtor's immediate need for relief in this Court stems from a foreclosure action styled as *2386 Hempstead, Inc. v. 60-91st Street Corp*, Index No.: 850274/2017 that was commenced to foreclose a consolidated mortgage that encumbers the subject Building, and that was given as security to 2386 Hempstead, Inc ("2386 Hempstead") in connection with a promissory note in the principal amount of ONE MILLION SEVEN HUNDRED THOUSAND (\$1,700,000.00). A Judgment of Foreclosure and Sale was entered on December 9, 2019 in favor of 2386 Hempstead, Inc.

8. Pursuant to Rule 1007-2(a)(5) of the local bankruptcy rules, annexed hereto as **Exhibit "A"** is a list containing the names of the holders of the Debtor's five (5) largest secured claims.

9. Pursuant to Rule 1007-2(a)(6) of the local bankruptcy rules, annexed hereto as **Exhibit "B"** is a summary of the Debtor's assets and liabilities. This is an internally generated estimate of assets and liabilities and may require certain adjustments.

10. The Debtor does not have any publicly held shares, debentures, or other securities.

11. The only principal of the Debtor is Kim Mortimer.

12. The Debtor expects to collect receivables to fund its operations. The Debtor intends to continue in operation and propose a plan of reorganization, which treats all creditors in a fair and equitable manner consistent with the provisions of the Bankruptcy Code.

13. The Debtor reserves the right to amend the within affidavit according to applicable case law, code provisions and rules.

I swear under the penalty of perjury that the foregoing is true and accurate.

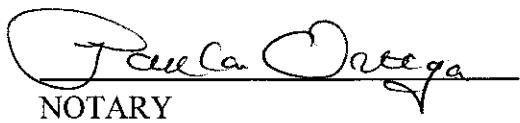
Dated: January 22, 2020
New York, NY



KIM MORTIMER
President

**State of New York
County of New York**

Sworn to before me on this
4th day of ~~January 2020~~ February, 2020



NOTARY

PAULA ORTEGA
Notary Public, State of New York
Reg. No. 03OR6355762
Qualified in New York County
Commission Expires March 13, 2021

EXHIBIT A

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

In re:

60 91ST STREET CORP.

Debtor(s)

Chapter 11

Case No.:

LIST OF THE CREDITORS HOLDING THE 5 LARGEST SECURED CLAIMS

Following is a list of the debtor's creditors holding the 5 largest secured claims. The list is prepared in accordance with Rule 1007-2(a)(5) of the Local Rules of this Court for the filing in this Chapter 11 Case.

1. 2386 Hempstead, Inc
c/o The Wolinsky Law Group, PC
160-02 Remington Boulevard
Ronkonkoma, NY 111779

NOTICE OF SALE

SUPREME COURT: NEW YORK COUNTY: 2386 HEMPSTEAD, INC., (Plaintiff) -against 60 91st STREET, CORP. (Defendant) Index No. 850274/2017. Pursuant to the judgment of foreclosure and sale dated August November 21, 2019 and entered December 9, 2019, I will sell at Public Auction in Room 130 Supreme Court, 60 Centre Street, New York, NY, on Wednesday February 5, 2020, at 2:15 P.M., the premises commonly known as 60 West 91st Street, New York, NY 10024 Said property more fully described on Schedule A set forth below.

The approximate amount of the judgment is \$ 2,691,415.40 plus, disbursements, costs and interest. Said premises shall be sold subject to the terms and conditions of the filed judgment and terms of sale.

Dated: Ronkonkoma, New York
December 19, 2019

THOMAS KLEINBERGER, Referee
THE WOLINSKY LAW GROUP, PC
Attorneys for Plaintiff
160-02 Remington Boulevard
Ronkonkoma, NY 11779
(631) 588-2900

SCHEDULE A DESCRIPTION OF MORTGAGED PREMISES

Block 1204 Lot 54

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the borough of Manhattan, City and County of New York, in the State of New York, bounded and described as follows:

BEGINNING at a point on the southerly line of Ninety First Street opposite of the center of a party wall which point is distant two hundred and forty one feet easterly from the corner formed by the intersection of the Southerly line of Ninety First Street with the easterly line of Columbus (formerly Ninth) avenue; RUNNING THENCE southerly parallel with Columbus (formerly Ninth) Avenue and partly through said party wall, one hundred feet eight and one half inches to the center liner of the block between Ninetieth and ninety first streets;

THENCE easterly along the center line of the block; twenty feet to the point opposite the center of another party wall;

THENCE northerly parallel with Columbus (formerly Ninth) Avenue and partly through the said last mentioned party wall, one hundred feet, eight and one half inches to the southerly line of ninety-first Street and thence westerly along the Southerly side of Ninety First Street twenty feet to the point of place of BEGINNING.

DECLARATION UNDER PENALTY OF PERJURY

Pursuant to 28 U.S.C. §1746, I, Kim Mortimer, President of 60 91st Street Corp, the debtor herein, declare under penalty of perjury that I have read the foregoing list of creditors holding the largest secured claims and that it is true and correct to the best of my information and belief.

Dated: New York, NY
January 22, 2020



Kim Mortimer
President

EXHIBIT B

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

In re:

60 91ST STREET CORP.

Debtor(s)

Chapter 11

Case No.:

60 91st STREET CORP.
SUMMARY OF ASSETS AND LIABILITIES

Assets

Property: \$ 8900,000.00
The building and premises
situated at 60 West 91st St.
New York, NY 10024

Total Assets:

<u>Secured Claims</u>	<u>Liabilities</u>
2386 Hempstead, Inc c/o The Wolinsky Law Group, PC 160-02 Remington Boulevard Ronkonkoma, NY 11779	\$2,691,415.40 (<i>disputed</i>)

Con Edison One Irving Plaza New York, NY 10004	\$10,000.00 (<i>disputed</i>)
--	---------------------------------

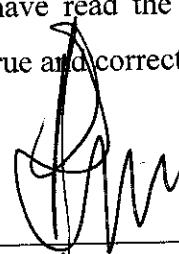
Approved Oil 6717 4 th Avenue Brooklyn, NY 11220	\$1,000.00 (<i>disputed</i>)
---	--------------------------------

Total liabilities	\$2,702,415.40
--------------------------	-----------------------

DECLARATION UNDER PENALTY OF PERJURY

Pursuant to 28 U.S.C. §1746, I, Kim Mortimer, President of 60 91st Street Corp, the debtor herein, declare under penalty of perjury that I have read the foregoing list of creditors holding the largest secured claims and that it is true and correct to the best of my information and belief.

Dated: New York, NY
January 22, 2020



Kim Mortimer
President

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

In re:

60 91ST STREET CORP.

Debtor.

Chapter 11

Case No.:

CERTIFICATE OF RESOLUTION

I, Kim Mortimer, President of 60 91ST STREET CORP. (the "Corporation"), do hereby certify that a meeting of the Board of Directors of the Corporation was duly called and held on the 8th day of January 2020, and the following resolutions were duly adopted and recorded in the Minute Book of the Corporation, and they have not been modified or rescinded, and are still in full force and effect:

"RESOLVED, that in the judgment of the Board of Directors it is desirable and in the best interest of the Corporation, its creditors, members and other interested parties, that a petition be filed by the Corporation for relief under Chapter 11 of title 11 of the United States Code (the "Bankruptcy Code");

"RESOLVED, that the form of petition under Chapter 11 presented to this meeting is approved and adopted in all respects, and that KIM MORTIMER, as President, is authorized to execute and verify a petition substantially in such form and to cause the same to be filed with the United States Bankruptcy Court for the Southern District of New York at such time as he shall determine; and it is further

"RESOLVED, that KIM MORTIMER as President of this Corporation, is authorized to execute and file all petitions, reorganization schedules, lists and other papers and to effectuate the filing of the Chapter 11 case, and, in that connection, that the Law Office of Julio E. Portilla, P.C., be retained and employed as legal counsel for the Corporation under a general retainer, in addition to other professionals as may hereafter become necessary or proper with a view to the successful conclusion of such Chapter 11 case."

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the
Corporation this _____ day of January, 2020.

60 91ST STREET CORP



Kim Mortimer
President

State of New York
County of New York

Sworn to before me this
4th day of January 2020 February 2020


NOTARY

PAULA ORTEGA
Notary Public, State of New York
Reg. No. 03OR6355762
Qualified in New York County
Commission Expires March 13, 2021

Debtor: 60 91st Street Corporation**60 91st STREET CORPORATION
BALANCE SHEET**

	For Year Ending	8/31/19
Current (Short-term) Assets:		
Checking		4379
Savings		150
Accounts Receivables (rents)		149,748
Fixed (Long-Term) Assets:		
Real Estate		8,900,000
Business Equipment & Inventory		10,000
Furniture		15,000
TOTAL ASSETS		9,054,302
LIABILITIES		
Real Estate Mortgage debt		2,691,415.40
TOTAL LIABILITIES		2,691,415.4
NET WORTH		9,054,302
TOTAL LIABILITIES & NET WORTH		6,362,887

Debtor: 60 91st Street Corporation

Case number:

**60 91st STREET CORPORATION
INCOME STATEMENT**

INCOME	CURRENT MONTH (FEBRUARY)	YEAR-TO-DATE (AUG-JUL)
Gross Rental Income	6879	48,153
Late fees	0	65
Forfeited Security Deposits		3,100
Application fees	0	0
Effective Gross Income		
• Potential gross Income (anticipated for 20/21 Fiscal year	24,500	171,500

Debtor: 60 91st Street Corporation

Case number:

**60 91st STREET CORPORATION
CASH FLOW STATEMENT**

For Year Ending

8/31/19

INCOME

Lost to Lease	N/A
Gross Rental Income (actual)	149,748
Late Fees	125
Application fees	240
EFFECTIVE GROSS INCOME	150,113

EXPENSES

Insurance	6774.83
Oil	7172
Water & Sewer	3624
Dues and fees	175
Telephone & communications	1800
New Equipment	6828
Repairs & Maintenance	1750
Supplies	934
Advertising & Marketing	750
Miscellaneous (Plumbing and electrical)	1700
TOTAL OPERATING EXPENSES	31,507
NET OPERATING INCOME (NOI)	118606

Form 1120SDepartment of the Treasury
Internal Revenue Service**U.S. Income Tax Return for an S Corporation**

OMB No. 1545-0123

► Do not file this form unless the corporation has filed or is attaching Form 2553 to elect to be an S corporation.
 ► Go to www.irs.gov/Form1120S for instructions and the latest information.

2018

For calendar year 2018 or tax year beginning

8/1/2018, ending

7/31, 2019

A S election effective date

Name

60 91st STREET CORPORATION

D Employer identification number

47-496337

B Business activity code
number (see instructions)

Number, street, and room or suite no. If a P.O. box, see instructions.

E Date incorporated

AUGUST 25, 2015

TYPE
OR
PRINT

60 WEST 91ST STREET

F Total assets (see instructions)

\$

City or town, state or province, country, and ZIP or foreign postal code

NEW YORK CITY, NEW YORK 10024

C Check if Sch. M-3 attached G Is the corporation electing to be an S corporation beginning with this tax year? Yes No If "Yes," attach Form 2553 if not already filedH Check if: (1) Final return (2) Name change (3) Address change (4) Amended return (5) S election termination or revocation

I Enter the number of shareholders who were shareholders during any part of the tax year ►

Caution: Include only trade or business income and expenses on lines 1a through 21. See the instructions for more information.

Income	1a Gross receipts or sales	1a 149,748		
	1b Returns and allowances	1b 31507		
	c Balance. Subtract line 1b from line 1a		1c	
	2 Cost of goods sold (attach Form 1125-A)		2	
	3 Gross profit. Subtract line 2 from line 1c		3	
	4 Net gain (loss) from Form 4797, line 17 (attach Form 4797)		4	
Deductions (see instructions for limitations)	5 Other income (loss) (see instructions—attach statement)		5	
	6 Total income (loss). Add lines 3 through 5		6	
	7 Compensation of officers (see instructions—attach Form 1125-E)		7	
	8 Salaries and wages (less employment credits)		8	
	9 Repairs and maintenance		9	
	10 Bad debts		10	
Tax and Payments	11 Rents		11 149,748	
	12 Taxes and licenses		12	
	13 Interest (see instructions)		13	
	14 Depreciation not claimed on Form 1125-A or elsewhere on return (attach Form 4562)		14	
	15 Depletion (Do not deduct oil and gas depletion.)		15	
	16 Advertising		16	
Sign Here	17 Pension, profit-sharing, etc., plans		17	
	18 Employee benefit programs		18	
	19 Other deductions (attach statement)		19 31,507	
	20 Total deductions. Add lines 7 through 19		20 31,507	
	21 Ordinary business income (loss). Subtract line 20 from line 6		21	
	22a Excess net passive income or LIFO recapture tax (see instructions)	22a		
Paid Preparer Use Only	b Tax from Schedule D (Form 1120S)	22b		
	c Add lines 22a and 22b (see instructions for additional taxes)		22c	
	23a 2018 estimated tax payments and 2017 overpayment credited to 2018	23a		
	b Tax deposited with Form 7004	23b		
	c Credit for federal tax paid on fuels (attach Form 4136)	23c		
	d Refundable credit from Form 8827, line 8c	23d		
Sign Here	e Add lines 23a through 23d		23e	
	24 Estimated tax penalty (see instructions). Check if Form 2220 is attached		24	
	25 Amount owed. If line 23e is smaller than the total of lines 22c and 24, enter amount owed		25	
	26 Overpayment. If line 23e is larger than the total of lines 22c and 24, enter amount overpaid		26	
	27 Enter amount from line 26: Credited to 2019 estimated tax ►		Refunded ►	27

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Signature of officer

12/4/20

PRESIDENT

Date

Title

May the IRS discuss this return
with the preparer shown below
(see instructions)? Yes No

**Paid
Preparer
Use Only**

Print/Type preparer's name

Preparer's signature

Date

Check if
self-employed

PTIN

Firm's name ►

Firm's EIN ►

Firm's address ►

Phone no.

Schedule B Other Information (see instructions)

1	Check accounting method:				<input type="checkbox"/> Cash	<input type="checkbox"/> Accrual	<input checked="" type="checkbox"/> Other (specify) ►	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
2	See the instructions and enter the:				<input checked="" type="checkbox"/> a Business activity ►	<input checked="" type="checkbox"/> b Product or service ►				
3	At any time during the tax year, was any shareholder of the corporation a disregarded entity, a trust, an estate, or a nominee or similar person? If "Yes," attach Schedule B-1, Information on Certain Shareholders of an S Corporation.									
4	At the end of the tax year, did the corporation:									
a	Own directly 20% or more, or own, directly or indirectly, 50% or more of the total stock issued and outstanding of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below									
(i)	Name of Corporation	(ii)	Employer Identification Number (if any)	(iii)	Country of Incorporation	(iv)	Percentage of Stock Owned	(v) If Percentage in (iv) is 100%, Enter the Date (if any) a Qualified Subchapter S Subsidiary Election Was Made		
b	Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below									
(i)	Name of Entity	(ii)	Employer Identification Number (if any)	(iii)	Type of Entity	(iv)	Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital		
5a	At the end of the tax year, did the corporation have any outstanding shares of restricted stock? If "Yes," complete lines (i) and (ii) below.									
(i)	Total shares of restricted stock	►								
(ii)	Total shares of non-restricted stock	►								
b	At the end of the tax year, did the corporation have any outstanding stock options, warrants, or similar instruments? If "Yes," complete lines (i) and (ii) below.									
(i)	Total shares of stock outstanding at the end of the tax year	►								
(ii)	Total shares of stock outstanding if all instruments were exercised	►								
6	Has this corporation filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?									
7	Check this box if the corporation issued publicly offered debt instruments with original issue discount. If checked, the corporation may have to file Form 8281, Information Return for Publicly Offered Original Issue Discount Instruments.									
8	If the corporation (a) was a C corporation before it elected to be an S corporation or the corporation acquired an asset with a basis determined by reference to the basis of the asset (or the basis of any other property) in the hands of a C corporation and (b) has net unrealized built-in gain in excess of the net recognized built-in gain from prior years, enter the net unrealized built-in gain reduced by net recognized built-in gain from prior years (see instructions) ► \$									
9	Did the corporation have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions									
10	Does the corporation satisfy one of the following conditions and the corporation doesn't own a pass-through entity with current year, or prior year carryover, excess business interest expense? See instructions									
a	The corporation's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year don't exceed \$25 million, and the corporation isn't a tax shelter; or									
b	The corporation only has business interest expense from (1) an electing real property trade or business, (2) an electing farming business, or (3) certain utility businesses under section 163(j)(7).									
If "No," complete and attach Form 8990.										
11	Does the corporation satisfy both of the following conditions?									
a	The corporation's total receipts (see instructions) for the tax year were less than \$250,000									
b	The corporation's total assets at the end of the tax year were less than \$250,000									
If "Yes," the corporation is not required to complete Schedules L and M-1.										

Schedule B Other Information (see instructions) (continued)

12 During the tax year, did the corporation have any non-shareholder debt that was canceled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt? If "Yes," enter the amount of principal reduction ► \$

13 During the tax year, was a qualified subchapter S subsidiary election terminated or revoked? If "Yes," see instructions.

14a Did the corporation make any payments in 2018 that would require it to file Form(s) 1099?
b If "Yes," did the corporation file or will it file required Forms 1099?

15 Is the corporation attaching Form 8996 to certify as a Qualified Opportunity Fund? If "Yes," enter the amount from Form 8996, line 13 ► \$

Yes

No

Schedule K Shareholders' Pro Rata Share Items

		Total amount
Income (Loss)	1 Ordinary business income (loss) (page 1, line 21)	1
	2 Net rental real estate income (loss) (attach Form 8825)	2
	3a Other gross rental income (loss)	3a
	b Expenses from other rental activities (attach statement)	3b
	c Other net rental income (loss). Subtract line 3b from line 3a	3c
	4 Interest income	4
	5 Dividends: a Ordinary dividends	5a
	b Qualified dividends	5b
	6 Royalties	6
	7 Net short-term capital gain (loss) (attach Schedule D (Form 1120S))	7
8a Net long-term capital gain (loss) (attach Schedule D (Form 1120S))	8a	
b Collectibles (28%) gain (loss)	8b	
c Unrecaptured section 1250 gain (attach statement)	8c	
9 Net section 1231 gain (loss) (attach Form 4797)	9	
10 Other income (loss) (see instructions) Type ►	10	
Deductions	11 Section 179 deduction (attach Form 4562)	11
	12a Charitable contributions	12a
	b Investment interest expense	12b
	c Section 59(e)(2) expenditures (1) Type ► (2) Amount ►	12c(2)
	d Other deductions (see instructions) Type ►	12d
Credits	13a Low-income housing credit (section 42(j)(5))	13a
	b Low-income housing credit (other)	13b
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	13c
	d Other rental real estate credits (see instructions) Type ►	13d
	e Other rental credits (see instructions) Type ►	13e
	f Biofuel producer credit (attach Form 6478)	13f
	g Other credits (see instructions) Type ►	13g
Foreign Transactions	14a Name of country or U.S. possession ►	14a
	b Gross income from all sources	14b
	c Gross income sourced at shareholder level	14c
	Foreign gross income sourced at corporate level	14d
	d Section 951A category	14e
	e Foreign branch category	14f
	f Passive category	14g
	g General category	14h
	h Other (attach statement)	14i
	Deductions allocated and apportioned at shareholder level	14j
	i Interest expense	14k
	j Other	14l
	Deductions allocated and apportioned at corporate level to foreign source income	14m
	k Section 951A category	14n
	l Foreign branch category	14o
	m Passive category	14p
	n General category	14q
o Other (attach statement)		
Other information		
p Total foreign taxes (check one): ► <input type="checkbox"/> Paid <input type="checkbox"/> Accrued		
q Reduction in taxes available for credit (attach statement)		
r Other foreign tax information (attach statement)		

Schedule K Shareholders' Pro Rata Share Items (continued)		Total amount
Alternative Minimum Tax (AMT) Items	15a Post-1986 depreciation adjustment	15a
	b Adjusted gain or loss	15b
	c Depletion (other than oil and gas)	15c
	d Oil, gas, and geothermal properties—gross income	15d
	e Oil, gas, and geothermal properties—deductions	15e
	f Other AMT items (attach statement)	15f
Items Affecting Shareholder Basis	16a Tax-exempt interest income	16a
	b Other tax-exempt income	16b
	c Nondeductible expenses	16c
	d Distributions (attach statement if required) (see instructions)	16d
	e Repayment of loans from shareholders	16e
Other Information	17a Investment income	17a
	b Investment expenses	17b
	c Dividend distributions paid from accumulated earnings and profits	17c
	d Other items and amounts (attach statement)	
Reconciliation	18 Income/loss reconciliation. Combine the amounts on lines 1 through 10 in the far right column. From the result, subtract the sum of the amounts on lines 11 through 12d and 14p	18

Schedule L Balance Sheets per Books	Beginning of tax year		End of tax year	
	(a)	(b)	(c)	(d)
Assets				
1 Cash				
2a Trade notes and accounts receivable				
b Less allowance for bad debts				
3 Inventories				
4 U.S. government obligations				
5 Tax-exempt securities (see instructions)				
6 Other current assets (attach statement)				
7 Loans to shareholders				
8 Mortgage and real estate loans				
9 Other investments (attach statement)				
10a Buildings and other depreciable assets				
b Less accumulated depreciation				
11a Depletable assets				
b Less accumulated depletion				
12 Land (net of any amortization)				
13a Intangible assets (amortizable only)				
b Less accumulated amortization				
14 Other assets (attach statement)				
15 Total assets				
Liabilities and Shareholders' Equity				
16 Accounts payable				
17 Mortgages, notes, bonds payable in less than 1 year				
18 Other current liabilities (attach statement)				
19 Loans from shareholders			1,700,000	2,692,405
20 Mortgages, notes, bonds payable in 1 year or more				
21 Other liabilities (attach statement)				
22 Capital stock				
23 Additional paid-in capital				
24 Retained earnings				
25 Adjustments to shareholders' equity (attach statement)				
26 Less cost of treasury stock				
27 Total liabilities and shareholders' equity				

Schedule M-1**Reconciliation of Income (Loss) per Books With Income (Loss) per Return****Note:** The corporation may be required to file Schedule M-3 (see instructions)

1 Net income (loss) per books		5 Income recorded on books this year not included on Schedule K, lines 1 through 10 (itemize): a Tax-exempt interest \$ _____	
2 Income included on Schedule K, lines 1, 2, 3c, 4, 5a, 6, 7, 8a, 9, and 10, not recorded on books this year (itemize) _____			
3 Expenses recorded on books this year not included on Schedule K, lines 1 through 12 and 14p (itemize): a Depreciation \$ _____		6 Deductions included on Schedule K, lines 1 through 12 and 14p, not charged against book income this year (itemize): a Depreciation \$ _____	
b Travel and entertainment \$ _____		7 Add lines 5 and 6	
4 Add lines 1 through 3		8 Income (loss) (Schedule K, line 18). Line 4 less line 7	

Schedule M-2**Analysis of Accumulated Adjustments Account, Shareholders' Undistributed Taxable Income Previously Taxed, Accumulated Earnings and Profits, and Other Adjustments Account (see instructions)**

	(a) Accumulated adjustments account	(b) Shareholders' undistributed taxable income previously taxed	(c) Accumulated earnings and profits	(d) Other adjustments account
1 Balance at beginning of tax year				
2 Ordinary income from page 1, line 21				
3 Other additions				
4 Loss from page 1, line 21	()			
5 Other reductions	()			()
6 Combine lines 1 through 5				
7 Distributions				
8 Balance at end of tax year. Subtract line 7 from line 6				

60 91st STREET CORPORATION

BALANCE SHEET

	For Year Ending	8/31/19
Current (Short-term) Assets:		
Checking		4379
Savings		150
Accounts Receivables (rents)		149,748
Fixed (Long-Term) Assets:		
Real Estate		8,900,000
Business Equipment & Inventory		10,000
Furniture		15,000
TOTAL ASSETS		9,054,302
LIABILITIES		
Real Estate Mortgage debt		2,691,415.40
TOTAL LIABILITIES		2,691,415.4
NET WORTH		9,054,302
TOTAL LIABILITIES & NET WORTH		6,362,887

**60 91st STREET CORPORATION
INCOME STATEMENT**

INCOME	CURRENT MONTH (FEBRUARY)	YEAR-TO-DATE (AUG-JUL)
Gross Rental Income	6879	48,153
Late fees	0	65
Forfeited Security Deposits		3,100
Application fees	0	0
Effective Gross Income		
• Potential gross income (anticipated for 20/21 Fiscal year	24,500	171,500

**60 91st STREET CORPORATION
CASH FLOW STATEMENT**

For Year Ending

8/31/19

INCOME

Lost to Lease	N/A
Gross Rental Income (actual)	149,748
Late Fees	125
Application fees	240
EFFECTIVE GROSS INCOME	150,113

EXPENSES

Insurance	6774.83
Oil	7172
Water & Sewer	3624
Dues and fees	175
Telephone & communications	1800
New Equipment	6828
Repairs & Maintenance	1750
Supplies	934
Advertising & Marketing	750
Miscellaneous (Plumbing and electrical)	1700
TOTAL OPERATING EXPENSES	31,507
NET OPERATING INCOME (NOI)	118606